

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

January 22, 2009



Replat RP 08-15: proposed Replat of Lots 1 and 2 in Block 152 of Bryan Original Townsite

SIZE AND LOCATION: 0.31 acres of land located at the northwest corner of West 14th Street and Parker Avenue

ZONING: Residential District – 5000 (RD-5) zoning district

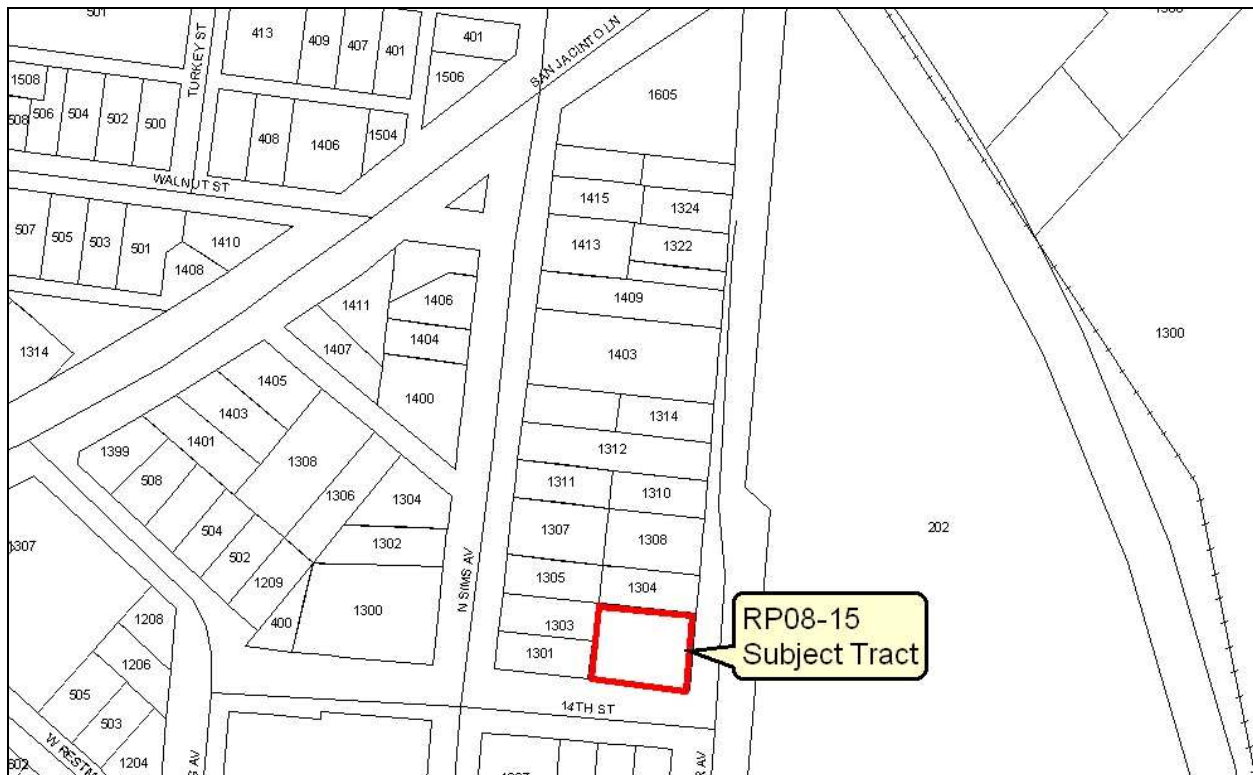
EXISTING LAND USE: residential

APPLICANT(S): Esther Houser

AGENT: Garrett Engineering

STAFF CONTACT: Randy Haynes, Staff Planner

LOCATION MAP:



[please insert 11X17]

PROPOSED RESUBDIVISION:

With this replat, the applicant is proposing to reconfigure Lots 1 and 2 in Block 152 of the Bryan Original Townsite into proposed Lots 1R and 2R. The two lots are proposed to be reoriented to face West 14th Street. Both lots are currently zoned for low density residential use. During the past 90 years the property has been in both residential and commercial use. Two structures remain from these uses. This replat will provide each of the existing structures with its own conforming lot. The replat incorporates a 100-foot long section of a recently abandoned alley right-of-way.

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.